

HISTORIC RESOURCES REPORT

January 17th, 2020

Sun & Sand 1438-1444 Collins Avenue, Miami Beach, FL 33139

Prepared for: The city of Miami Beach Historic Preservation Board



Construction date: 1940 Architect: Henry Hohauser Builder: Masterbilt Corp. Folio number: 3234-13-003



Architectural Description & Existing Condition Analysis

This is a two-story commercial building located in the Ocean Dr/Collins Ave Historic District developed in the 1940's. The predominant architectural styles at this time that were being developed were: Art Deco, Mediterranean Revival and Miami Modernism. This building is a great example of Miami modernism architecture.

The exterior structural system consists of a shallow concrete foundation, masonry block walls and black steel mullions that frame out the store front windows. Opaque glass blocks are located above and below the windows and white marble tile surrounds the perimeter of the window openings. The primary exterior finish is white stucco; however, the building has yellow, red and blue horizontal decorative stucco relieves on the top part of the building.

The interior structural system consists of a concrete first floor slab, steel columns and beams, wood framed walls and joist for the second-floor framing. The interior walls are finished with drywall and brown, beige and yellow paint.

The primary entry is a double glass door surrounded by fixed windows. This entry is located on the corner of Collins Avenue and Espanola Way. There are two other single glass door entrances along Collins Ave, one steel door entry along Espanola Way and one steel door entry along the back alley of the building.





Neighborhood History



"At the turn of the century, the expanded district was part of the coconut plantation owned by Ezra Osborn and Elnathan Field of Red Bank, New Jersey. In the 1880's, Osborn and Field purchased a 65 mile strip of land along the ocean beginning at the Lum Plantation (approximately 14th Street) and extending north to present day Jupiter." (1)

"When the initial attempts at coconut farming failed, John Styles Collins (a New Jersey farmer and investor in the Osborn/Field plantation) bought out Osborn for control of approximately 1,675 acres of land north of present day 14th street, ocean to bay. Collins and Field then utilized the property for the farming of avocados. In 1909 Field sold his percentage to Collins making him the sole owner of the property."(2)

"The expanded district includes the developments of Collins and Fisher, two of the most important pioneer developers of Miami Beach. The northern portion of the district was first platted by Collins' Miami Beach Improvement Company on February 10, 1916 (19th Street north to 27th Street)." (5)

"The first road through the expanded district was Collins Avenue (originally known as Atlantic Boulevard), in 1913, paid for by Dade County, J.N. Lummus and Carl Fisher. Lummus, Fisher and Collins paid Miami Electric Company to have the first electrical lines laid across Biscayne Bay." (2)

"Originally, in both the Fisher and Collins developments, Collins Avenue was predominantly single family. Photo aerials from 1921 and 1927 indicate the presence of large estate type residences north of 15th Street on both sides of Collins Avenues and to the west." (3)

"The land west of the district, now occupied by the Jackie Gleason Theatre of the performing Arts and the Miami Beach Convention Center was originally the Alton Beach Golf and Country Club, a private golf course developed by Carl Fisher. The 21st Street Community Center was designated a local historical site in 1984." (3)



"Within the district, at James Avenue north of Lincoln Road, Fisher developed an indoor tennis complex within iron trussed supporting a glass roof." (3)

"In the 1930's the development of the property within the expanded district reflected the character of Miami Beach in the post-depression recovery period. Numerous small hotels and apartment buildings, designed in the Modern style, were rapidly built to attract the growing numbers of middle class tourists." (4)

"Small investors, many of them Jewish businessmen who came south for health reasons, began their semi-retirement by building and operating small apartment houses. A nice building could be put up for \$50,000." (4)

"Resort owners from the Catskills, whose early development predated Miami Beach, expanded south in the 1930's. Thus the ... Plymouth (1940) and the Adams (1938) Hotels belonged to the White Roe (family)." (5)

""The basic form and layout of the expanded district was established during the early platting of property between 1912 and 1916. The uniformity of plat seen in the Lummus developments south of Lincoln Road are to some degree, absent in the neighborhood surrounding Collins Park. Although still platted at right angles, blocks vary in size and shape and tend to be wider allowing greater landscape setbacks and courtyards." (5)

"One of the earliest centers for the development in south beach centered on the area around the original Roney Plaza Hotel at 23rd and Collins, completed in 1926. Development spread to both the north and south sides of Collins Park, especially after completion of the Bass Museum in 1935." (5)

(1) Museum Historic District- Expanded District Designation Report, May 1992 pp. 3-4
 (2) Ibid, p.4.
 (3) Ibid, p.5.
 (4) Ibid, pp.5-6.
 (5) Ibid, p.8.



Building Permit Card & Subsequent modifications

```
ADDRESS
         : 1438 COLLINS AVE
FULL ADDRESS : 1438-1444 COLLINS AVE
                                          SECOND ADDRESS:
                                                                               STATUS
                                                                                           : HISTORIC
BUILDING NAME : VARIOUS
                                          ORIGINAL NAME : SWEDE BUILDING
PREVIOUS NAME :
                                          ORIG. ARCH. : HOHAUSER
BUILDER
            : MASTERBILT CORP
                                          CONST. DATE : 1940
                                                                FOLIO#: 3234-13-003
LEGAL
           : L1,2B2-B ESP VILLAS
                                          ZONING : MXE DISTRICT
                                                                        : ODCA / EW
STYLE
            : AD
                                          BUILDING SHAPE:
EXT. FABRIC : ST
                                          STORIES
                                                    : 1 HEIGHT
                                                                         : 24
ROOF
            : FL
                                          WINDOWS
                                                       : SP
DOORS
                                          CONSTR. TYPE :
            :
ALTERATIONS : MAJOR
                                                                                PHOTO
                                                                                             : N
SPEC. FEATURES: CUT-CORNER ENTRANCE ROTUNDA AFM RELIEF WORK AT PARAPET/HORIZONTALLY FLUTED CONTINUOUS
           BAND EYEBROW/RACING STRIPES/WIDE BANDS OF GLASS BLOCK ABOVE & BELOW WINDOWS/STONE PANELS ON FACAD
INTERIOR
            : ALPI MARKET OCCUPIES MAJORITY OF BLDG, 6-7 OTHER STOREFRONTS
SITE
             : TRIANGLE-MOTIF ROUNDED TERRAZZO FLOOR AT CUT CORNER W"1444"
SIGNAGE
                                          ADJACENT SITE :
             :
STAT. SIGNIF. : A VERY FINE AD BLDG WITH A STRONG GEOMETRIC COMPOSITION AND FINELY EXECUTED DETAILS
ADDITION
            : N
                                          ADD. ARCH. :
                                                                                ADD. DATE:
                                                                                                   0
ADD. COMMENTS :
SURVEYED BY : CH
                                          RECORDING DATE: 08/27/85
                                                                               UPDATE : 10/19/87 MHF
ORIG. USE/COST: 10 STORES @$30,000
```

```
OWNER
```

: _



Building Permit History

NBMB NUMB Other Autor CubB <	PERMIT #	COMP_TYPE		APPLIED		EXPIRED	STATUS	DESCRIPTION	STREET_NO TREET_DIRE		
Bibling Conder by and second biologic biolog	A910154	AUTOPROJ	OTH	10-Jul-89		06-Jan-90		EXTERIOR PAINT-CODE ENFRC CASE #33657 PM	1438	COLLINS AV	32340130030
Displic constrained by a sub-set in the sub-set in the sub-set in the set in	A908029		OTH								32340130030
COT COT Distant Control Look Field Pricing Field Price	CC0100122	BCCOMP		08-Feb-01	14-Feb-01		VOID	Cert. of Comp. for Interior Remdl(kicth/bath/add)	1438	COLLINS AV	32340130030
Distry Cold Jangen Link APPROVE Cold for the Second program Dist of the Second program <thdist of="" program<="" second="" th="" the=""> Dist of the Se</thdist>	CC0100139	BCCOMP		05-Mar-01			VOID	OCCUPANT CONTENT FOR RESTAURANT	1438	COLLINS AV	32340130030
Distry Cold Jangen Link APPROVE Cold for the Second program Dist of the Second program <thdist of="" program<="" second="" th="" the=""> Dist of the Se</thdist>			OTH							COLLINS AV	32340130030
DENIM COC Denker Denkr Denkr <thdenkr< th=""></thdenkr<>											
1333 IEC m Bit-Big Display Display <thdisplay< th=""></thdisplay<>											
1131 1142 0112 1442 1454 1454 1544 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>											
NUME ALTANOM LAPANE LAPANE <thlapane< th=""> LAPANE <thlapane< th=""> <thlapane< th=""> <thlapane< th=""></thlapane<></thlapane<></thlapane<></thlapane<>	012373	BELEC		31-Aug-01	31-Aug-01	05-Jun-02	FINAL	NEW OUTLETS AND FIXTURES	1438	COLLINS AV	3234013003
NUMB NUMB <th< td=""><td>911492</td><td>BELEC</td><td>OTH</td><td>26-Sep-91</td><td>26-Sep-91</td><td>06-Jan-93</td><td>FINAL</td><td>OUTLETS, MOTORS, APPLS</td><td>1438</td><td>COLLINS AV</td><td>3234013003</td></th<>	911492	BELEC	OTH	26-Sep-91	26-Sep-91	06-Jan-93	FINAL	OUTLETS, MOTORS, APPLS	1438	COLLINS AV	3234013003
TAIL INAC SAMA Sama Part of Control of Amore and Amore	020614	BELEC	ALTRMDL			15-Jun-02	FINAL	NEW SMOKE DETECTOR FOR A/C EXHAUST FAN	1438	COLLINS AV	3234013003
TAIL INAC SAMA Sama Part of Control of Amore and Amore	971396	BELEC	OTH	10-lun-97	10-lun-97	13-Anr-98	FINAL	ELECTRIC SIGN	1438	COLLINS AV	3234013003
Biole Hitz Al Link Dial Link Dial Link Dial Dial <thdia< th=""> Dial Dial Di</thdia<>											
BisH4 Hard Opi - Bare BisH4 ADD TO KITMA Hard COUNT AV PERMINATION PERMINATION BisH4 Count AV PERMINATION PERMINATION PERMINATION PERMINATION PERMINATION PERMINATION PERMINATION PERMINATION PERMINATION											
INSE UTC OTH INSERT INSER INSER INSER			ALI								
BORDER Hart Alt Add 1 Alt Ad	010441	BELEC		06-Dec-00	11-Dec-00	01-Aug-01	FINAL	ADD TO EXISTING F/A SYSTEM	1438	COLLINS AV	3234013003
13133 BitLC Little Little Little Little Little MICE	910438	BELEC	OTH	16-Jan-91	16-Jan-91	15-Jul-91	CLOSED	OUTLETS, SERVICE, PANELS	1438	COLLINS AV	3234013003
13133 BitLC Little Little Little Little Little MICE								FLECTRICAL DEMOLITION -B0004603=			
111122 MRCP A/C 04-589-10 04-44rd 17 MAA Replacement of 15 box 150ms parking and 15 box 100ms parking and 15 box											
NUME ACC OPEN PAIR Performance for 5 to make 200 marked to make 200 marked 100 m			1.10								
Action Bind Bind <th< td=""><td>/111422</td><td>BIVIECH</td><td>A/C</td><td>06-Sep-11</td><td>06-Sep-11</td><td>04-Mar-12</td><td>FINAL</td><td></td><td>1438</td><td>COLLINS AV</td><td>323401300</td></th<>	/111422	BIVIECH	A/C	06-Sep-11	06-Sep-11	04-Mar-12	FINAL		1438	COLLINS AV	323401300
NUMCY NUMCY NUMCY OF-Marcel 0 6-Marcel NUMCY NUMCY 148 COUNTS AND 201400 NUMCY PEARDON 35-560 35-560 32	M141682	BMECH	A/C	04-Aug-14	04-Aug-14	04-May-15	FINAL		1438	COLLINS AV	3234013003
BIDED MICH MICH <t< td=""><td>4010179</td><td>BMECH</td><td></td><td>01-Dec-00</td><td>01-Dec-00</td><td>11-Aug-01</td><td>FINAL</td><td>INSTALLATION OF 16 FT OF EXHAUST HOOD/20 TONS ROOF TOP A/C</td><td>1438</td><td>COLLINS AV</td><td>323401300</td></t<>	4010179	BMECH		01-Dec-00	01-Dec-00	11-Aug-01	FINAL	INSTALLATION OF 16 FT OF EXHAUST HOOD/20 TONS ROOF TOP A/C	1438	COLLINS AV	323401300
Nucl Littory Mich Littory Littor <thlittor< th=""> Littor</thlittor<>	4920102		NEW								
DIDDES MACT 1 11 ame (L) 15 share (L) 12 share (L) <											
BIOLING BIOLING ON-Marchi (Marchine) UND ORILING AD (Marchine) 14-bit (Marchine) Distribution BIOLING CO 14-bit (Marchine)			LLEVATOR								
Dispose Inst. <					16-Jan-01	25-Jul-01					3234013003
Biologia	AS0101572			05-Mar-01						COLLINS AV	3234013003
Biologia	AS0100940	BMISC		10-Jan-01	16-Jan-01		FINAL	REVISION/FRAMING.#B0100036	1438	COLLINS AV	323401300
BIOLY Intellect Intellect Pinkal MINING Pinkal MINING Pinkal Pi			OTH								323401300
SIG199 MIKE OTH 134-95-30 54-76-30 56-76-30 56-76-30 56-76											
Biolizy Biolizy Biology			OTU								
BMIKE MIKE Image Image CLORD First PHOTOCOPES OF READ END GLORD 1448 COLINA & 124903 BMIKE DOI-HST Difference Difference <td< td=""><td></td><td></td><td>UIH</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			UIH								
BMIXE DOC, DIT O Junited Di-Junited Di-Junied Di-Junited Di-Junited											323401300
SMO2 OLDER M CLGRD LUCKOFLM. 1.948 COLLING M 2.248-133 SMO255 MIX 3.94-apg 0 6.94-apg 0 2.248-133 COLLING AV 2.248-133 SMD56 MIX 3.94-apg 0 6.94-apg 0 2.348-133 COLLING AV 2.248-133 SMD56 MIX 0.71 2.34-apg 0 1.14-apg 0	AS0003695	BMISC		19-Sep-00	19-Sep-00			EIGHT PHOTOCOPIES OF ORG BLDG CARD	1438	COLLINS AV	323401300
SMO2 OLDER M CLGRD LUCKOFLM. 1.948 COLLING M 2.248-133 SMO255 MIX 3.94-apg 0 6.94-apg 0 2.248-133 COLLING AV 2.248-133 SMD56 MIX 3.94-apg 0 6.94-apg 0 2.348-133 COLLING AV 2.248-133 SMD56 MIX 0.71 2.34-apg 0 1.14-apg 0	AS0403001	BMISC	DOC HIST	03-Jun-04	03-Jun-04	30-Nov-04	CLOSED	2 PHOTOCOPIES	1438	COLLINS AV	323401300
MIXE Is Sep 00 LC020 OK MICICIFLM COY Is 38 COLUMS AV 324401 D1009 PTUM I 149.00 31.44020 324401 324401 3240130 D1009 PTUM OTH 25.501.7 31.4402 11.4400 Internet 11.430 COLUMS AV 324401 3240130 D1009 PTUM OTH 25.607.7 31.440 07.60.11 11.4400 Internet 11.430 COLUMS AV 324401 0.00.01.00.01.01.01.01.01.01.01.01.01.01											
910.90 910.40 9 30 Aug 00 930 Aug 00 930 Aug 00 930 Aug 00 910.40 0110.40											
DIRDIN FILM L4-Marcel L4-Marcel L4-Marcel L4-Marcel L4-Marcel L4-Marcel L4-Marcel L4-Marcel L3-Marcel DIRL DIRL <thdirl< th=""> DIRL DIRL <</thdirl<>											
ULUMO PLUMO Linkegit Jinke, Comment. Comment. <td>001396</td> <td>BPLUM</td> <td></td> <td>30-Aug-00</td> <td>30-Aug-00</td> <td>28-Jul-01</td> <td>CLOSED</td> <td></td> <td>1438</td> <td>COLLINS AV</td> <td>323401300</td>	001396	BPLUM		30-Aug-00	30-Aug-00	28-Jul-01	CLOSED		1438	COLLINS AV	323401300
Digitize FILM Offic 25-mer2 1-1-am-86 FILM REFLY FLUXBERG FULL SCAFE FLUXBES 14-88 COLUMA W 25-4003 Digitize FILM Offic 25-4013 07-00-32	010209	BPLUM		14-Nov-00	14-Nov-00	11-Aug-01	FINAL		1438	COLLINS AV	323401300
111202 PRLM OTH 7.45-69-00 0-5-69-00 </td <td>070207</td> <td>PDLUM</td> <td>OTH</td> <td>25 Jun 07</td> <td>25 Jun 07</td> <td>11 lan 09</td> <td>CINIAL</td> <td></td> <td>1429</td> <td>COLLINE AV</td> <td>222401200</td>	070207	PDLUM	OTH	25 Jun 07	25 Jun 07	11 lan 09	CINIAL		1429	COLLINE AV	222401200
BEC 28-bit00 0°-0-03 0°-0-03 Control 30000 Ten Yean Be confidence 148 COLING W 2340130 00079 BEC 0° 0°-0-03											
BEEC OTH 0.14.meg 24.meg-01 22.Meg-02 REG. NO. RECET. 10.076 AND STORES 14.86 COLINE AV 32.44013 146007 BEEC 0.4.0.01 3.0.4.0e01 S.3.4.0e01 S.			OTH					RENEW PL SYSTEM			
NAME NAME OB-00-13 19-Jan 20 OB-00-20 APPROVE COECHING-40 OF BUILONG 60 YEAD CD-MAMIL DAE COUNTY 1438 COLLINS AV 23240120 040954 SEMULO SIA-Meg 01 OF-Jan 20 CLOSED Integraining ALL 116 ALL <td>R030118</td> <td>BREC</td> <td></td> <td>28-Jul-03</td> <td>07-Oct-03</td> <td>07-Oct-13</td> <td>CLOSED</td> <td>Ten Years Re-Certification.</td> <td>1438</td> <td>COLLINS AV</td> <td>3234013003</td>	R030118	BREC		28-Jul-03	07-Oct-03	07-Oct-13	CLOSED	Ten Years Re-Certification.	1438	COLLINS AV	3234013003
NECC NECC <th< td=""><td>8900297</td><td>BREC</td><td>OTH</td><td>01-Jun-90</td><td>24-Sep-90</td><td>28-May-01</td><td>CLOSED</td><td>BLDG, RECERT, 10 YR, SHOPS AND STORES</td><td>1438</td><td>COLLINS AV</td><td>3234013003</td></th<>	8900297	BREC	OTH	01-Jun-90	24-Sep-90	28-May-01	CLOSED	BLDG, RECERT, 10 YR, SHOPS AND STORES	1438	COLLINS AV	3234013003
BEC OB-00-011 D-1am-10 D-1am-20 D-20-20 CODE dorigance Section 8-11(h) 1488 COLUNS AV 2240130 016904 BSULD S0AwaCE 32-94-00 COSED Install re-child install field install f								RECERTIFICATION OF BUILDING 40 YEAR OLD - MIAMI DADE COUNTY			
000646 050000 0 31-Aug-20 31-Aug-20 0 00070000 000000000000000000000000000000000000	140007	BREC		08-Oct-13	10-Jun-10	10-Jun-20	APPROVED		1438	COLLINS AV	323401300
BSULD SIGMAGE 27-Dec.60 30-Jan 07 29-Jah 07 LOSS Intell no del htt, illumined "GILLED PLZA". 1438 COLLINS AV 2340120 10057 SSULD OTH 0.40-ec-30 15-Jab 31 CLOSS REFACE WINDOW1 (DEVING (EES)755 1438 COLLINS AV 32340130 10377 SSULD OTH 0.40-ec-30 35-Jab 31 CLOSS REFACE WINDOW1 (DEVING (EES)755 1438 COLLINS AV 32340130 10377 SSULD PANT 0.51-Jab 31 CLOSS REFACE WINDOW1 (SEXING & FANTING 1438 COLLINS AV 32340130 103026 SSULD PANT 0.51-Jab 31 CLOSS REFACE WINDOW1 (SEXING & FANTING 1438 COLLINS AV 32340130 10302 SSULD OTH 13-Jab 31 CLOSS REFACE WINDOW1 (SEXING & FANTING 1438 COLLINS AV 32340130 10303 SSULD OTH 13-Jab 31 Lef-eb-32 FIAAL REFACE WINDOW1 (SEXING & FANTING 1438 COLLINS AV 32340130 10304 SSULD OTH 13-Jab 31 Lef-eb-32 FIAAL REFACE WINDOW1 (SEXING WINDOW1 (SEXING WINDOW1) </td <td>104561</td> <td>BSBUILD</td> <td></td> <td>30-Aug-01</td> <td>31-Aug-01</td> <td>05-lun-02</td> <td>CLOSED</td> <td></td> <td>1438</td> <td>COLLINS AV</td> <td>3234013003</td>	104561	BSBUILD		30-Aug-01	31-Aug-01	05-lun-02	CLOSED		1438	COLLINS AV	3234013003
UBD/DIG BIOLIDI ONNORE 27-0200 District District <thdistrict< th=""> <thdistrict< th=""> <thdis< td=""><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td></thdis<></thdistrict<></thdistrict<>					-						
DiaS7 BSBULD OTH O-De-e90 O-De-e90 D-Du-91 D-Du-91 <thd-du-91< th=""> <thd-du-91< th=""> <thd-du-9< td=""><td>0701673</td><td>BSBUILD</td><td>SIGNAGE</td><td>27-Dec-06</td><td>30-Jan-07</td><td>29-Jul-07</td><td>CLOSED</td><td></td><td>1438</td><td>COLLINS AV</td><td>3234013003</td></thd-du-9<></thd-du-91<></thd-du-91<>	0701673	BSBUILD	SIGNAGE	27-Dec-06	30-Jan-07	29-Jul-07	CLOSED		1438	COLLINS AV	3234013003
SENUE OTH 20x9-91 21-No-92 01-Aug of COSDD REPACE BLOCK VALL & GLAS FRONT 1438 COLLING AV 32340130 07374 SSUID OTH 28-Jam-97 27-Jul 97 (COSDD DETRIOR FAINTING. 1438 COLLING AV 32340130 07316 SSUID OTH 28-Jam-97 27-Jul 97 (COSDD DETRIOR FAINTING. 1438 COLLING AV 32340130 07016 SSUID OTH 28-Jam-97 27-Jul 97 (COSDD DETRIOR FAINTING. 1438 COLLING AV 32340130 07070 SSUID OTH 18-Jam-91 17-Jul 1 (COSDD REMOVAL OF VALUE VALUE AVER AND THE SCHART 1438 COLLING AV 32340130 07070 SSUID OTH 18-Jam-91 17-Jul 1 (COSDD REMOVAL OF VALUE VALUE VALUE AVER AND THE SCHART 1438 COLLING AV 32340130 07033 SSUID OTH 38-Jam-97 27-Jul 1 (COSDD REMOVAL OF VALUE											
93776 958/UD PANT 0.9-un-Qt 0.9-un-Qt<	5910457	BSBUILD	OTH	04-Dec-90	04-Dec-90	15-Jul-91	CLOSED	REPLACE WINDOW(1 OPENING) CE#35785	1438	COLLINS AV	3234013003
NB776 S58ULD PNRT 0.54m-06 0.54m-06 0.54m-07 0.721497 COSED 0.771607 S58ULD 91A7 1.438 COLURS AV 3234033 00226 S68ULD PNRT 1.54b-13 1.24-b-13 31-00-13 FIRING CLANDS, S4AUA & PARTING 1.438 COLURS AV 32340130 00226 S68ULD OTH 1.84m-91 1.32-b-13 31-00-13 FIRING CLANDS, S4AUA OF WALL 1.438 COLURS AV 32340130 10070 S68ULD OTH 1.84m-91 1.74m-91 COLURS AV 3244130 COLURS AV 3244130 10107 S68ULD OTH 1.84m-91 0.74m-91 1.74m-91 COLURS AV 3244130 COLURS AV 3244130 10107 S68ULD OTH 30-4m-91 1.34m-91 FIRING ALMON COMMENT FIRING ALMON COMMENT S1448 COLURS AV 3244030 102035 S58ULD OTH 30-4m-91 1.34m-91 FIRING ALMON COMMENT FIRING ALMON COMMENT S1448	920412	BSBUILD	OTH	20-Nov-91	21-Nov-91	04-Aug-06	CLOSED	REPLACE BLOCK WALL & GLASS FRONT	1438	COLLINS AV	3234013003
Diam Diam <thdiam< th=""> Diam Diam <thd< td=""><td>0403774</td><td>BSBUILD</td><td>PAINT</td><td>03-Jun-04</td><td>03-Jun-04</td><td></td><td></td><td>EXTERIOR PAINTING.</td><td>1438</td><td>COLLINS AV</td><td>323401300</td></thd<></thdiam<>	0403774	BSBUILD	PAINT	03-Jun-04	03-Jun-04			EXTERIOR PAINTING.	1438	COLLINS AV	323401300
BISULD PANT 11-8b-13 12-6b-13 23-10-31 23-10-31 23-10-31 23-20-13 2	701186	BSBLILD	OTH	28-Jan-97	28-Jan-97	27-Jul-97	CLOSED	EXTERIOR CLEANING SEALING & PAINTING	1438		323401300
D30022 D30100 D30104 07 B30100 D30104 07 B30100 D3104 07 B30100 D114 D334-09 D324000 D114 D334-09 D324000 D114 D334-09 D324000 D114 D334-09 D324000 D334000 D334000 D334000 D334000 D334000 D334000 D114 D334-09 D340000 D340000 D340000 D340000 D340000 D3400000 D3400000 D3400000 D34000000 D34000000000000000000000000000000000000											
100707 BSBULD OTH 13-Im-92 17-Im-92 (LOSE) REMOVAL OF WALL Control 1438 COLINS AV 23240130 101561 BSBULD OTH 13-Mm-92 12-Im-92 (LOSE) RE-MOG RAVEL TO GRAVEL TO											
113161 07H 23-ui/31 23-ui/31 16-Fe-32 FINAL RE-ROOT GANELT 03 GUARES 1438 COLINA AV 23240130 0533 658.01L0 ATT 13-burges FINAL RE-ROOT GANELT 03 GUARES 1438 COLINA AV 23240130 07277 658.01L0 OTH 30-burges 71 13-burges FINAL RE-ROOT GANELT 05 GUARTLEYS (MATRUEYR) 1438 COLINA AV 23240130 07037 858.01L0 OTH 30-burges 71 13-burges FINAL REFLOCE STOREFRONT RESURE CLEAR, PARTNERSS 1438 COLINA AV 23240130 070630 858.01L0 OTH 26-br-91 16-5e-91 10-560 PARTAL INTERION DEMOLITON 1438 COLINA AV 23240130 020037 BUIL0 OTH 0-64-97 0-44-97 02-5e-91 COSED PARTAL INTERION DEMOLITON 1438 COLINA AV 23240130 010032 BUIL0 SIGNAGE 19-40(2) 19-49-0 11-49-91 IN-AR INTERION PORTUTO'S RESTRUNG'S ECOMM 1438 COLINA AV 23240130 0100320 BUIL0				02-May-02	03-May-02					COLLINS AV	323401300
9383100 84801100 0.11 E-May-04 12-May-04 <	910707	BSBUILD	OTH	18-Jan-91	18-Jan-91	17-Jul-91	CLOSED	REMOVAL OF WALL	1438	COLLINS AV	323401300
9383100 84801100 0.11 E-May-04 12-May-04 <	911961	BSBUILD	OTH	23-Jul-91	23-Jul-91	16-Feb-92	FINAL	RE-ROOF GRAVEL TO GRAVEL 97 SOUARES	1438	COLLINS AV	323401300
Display Biblic OTH 30 Amy 97 Olymp 97 Ol											
933848 9580UL0 OTH 39-Aug-93 0.3-Aug-94 0.2-Sep-93 0.1-Mar 94 CLOSED PETRIOR PRESUNCE CLAM, PAINT & STUCCO 1438 COLLINS AV 32340130 01053 550UL0 TH 18-Aug-00 1.5-Sep-91 LOSED PETRIOR PRESUND & QLOOM & QLOOR 1438 COLLINS AV 32340130 026097 550UL0 TH 0.6-Sep-93 0.2-Sep-92 LOSED SERLETON NEON SIGN FOR TUNOR (SEE COMM 1438 COLLINS AV 32340130 020030 BUILD OTH 0.4-Mar-97 0.4-Ja-95 FINAL INTERIOR CABINETS SELECOM MON SIGN FOR TUNOR (SEE COMM 1438 COLLINS AV 32340130 030302 BUILD OTH 0.4-Mar-97 0.4-Ja-93 CLOSED INSTAL CHAMPLE TIFER SIGN"GAILLFISH" 1438 COLLINS AV 32340130 020220 BUILD SIGNAGE 30-Jan 97 I-A-Ja-03 CLOSED INSTAL CHAMPLE TIFER SIGN"GAILLFISH" 1438 COLLINS AV 32340130 020220 BUILD SIGNAGE 30-Jan 97 I-A-Ja-12 CLOSED INSTAL CHAMPLE TIFER SIGN"GAILLFISH" 1438 COLLINS AV 32340130											
910903 9590100 OTH 28-Feb-91 28-Feb-91 28-Feb 92 0.5e-p-91 (LOSED PRPLACE TOREFORM TWINDOW & DOOR 1438 COLINS AV 23240130 026093 950110 OTH 0.49-ep-92 22-8-103 SELETON HERDON TWINDOW & DOOR 1438 COLINS AV 23240130 026097 9501100 OTH 0.49-ep-92 Closep-92 (LOSED SELETON HERDOR CABINET & SELETON WINDOW & DORY 1438 COLINS AV 23240130 000302 0110 ATT 27-Aug-91 03-sep-92 Closen-93 FINAL RINEIOR CABINET & SELETON HERDOR CABI											
364003 354000 134-8g-00 13-4g-00 13-4g-00 <t< td=""><td>933483</td><td>BSBUILD</td><td>OTH</td><td>30-Aug-93</td><td>02-Sep-93</td><td>01-Mar-94</td><td>CLOSED</td><td>EXTERIOR PRESSURE CLEAN, PAINT & STUCCO</td><td>1438</td><td>COLLINS AV</td><td>3234013003</td></t<>	933483	BSBUILD	OTH	30-Aug-93	02-Sep-93	01-Mar-94	CLOSED	EXTERIOR PRESSURE CLEAN, PAINT & STUCCO	1438	COLLINS AV	3234013003
2020897 DIVILD OFH 0.6Feb-92 0.7Feb-92 0.7Feb-92 <th0.7feb-92< th=""> 0.7Feb-92 0.7Feb-92<</th0.7feb-92<>	910953	BSBUILD	OTH	28-Feb-91	28-Feb-91	16-Sep-91	CLOSED	REPLACE STOREFRONT WINDOW & DOOR	1438	COLLINS AV	323401300
2020897 DIVILD OFH 0.6Feb-92 0.7Feb-92 0.7Feb-92 <th0.7feb-92< th=""> 0.7Feb-92 0.7Feb-92<</th0.7feb-92<>	004603	BSBUILD		18-Aug-00	01-Sep-00	28-Jul-01	CLOSED	PARTIAL INTERIOR DEMOLITION	1438	COLLINS AV	3234013003
VID103 URL OFH 0 + Mar +97 0 + Mar +1000000000000000000000000000000000000			ОТН								
100392 BUID AT 27-Aug-91 03-Sep-91 00-Jan-92 FINAL RMDL RETITY EVE DITHERS (AUSTICAL CLNS-CM 1438 COLLINS AV 32340130 100306 BUID 04-0ct-00 13-hu-02 15-Jan-03 CLOSED MISTALL CHANNELLETTRE SIGN "GRILLFISH" 1438 COLLINS AV 32340130 100036 BUID 04-0ct-00 13-hu-02 15-Jan-03 CLOSED MISTALL CHANNELLETTRE SIGN "GRILLFISH" 1438 COLLINS AV 32340130 100036 BUID 04-0ct-00 13-hu-02 15-Jan-03 CLOSED MISTAL CHANNELLETTRE SIGN "GRILLFISH" 1438 COLLINS AV 32340130 100202 BUID SIGMAGE 30-Jan-07 V010 Concert to ext ete 1438 COLLINS AV 32340130 14000308 BVIO ENGINEER 10-Jan-14 18-Jul-14 LOSED Sec. 8-3 - Unafe Structures [6] the property is deemed unafs of a 40 Year Rec. processes completed within thirty calendar days from the posting of this notice. 1438 COLLINS AV 32340130 14000308 BVIO BVIO BVIO Pa-au-1 18-Jul-14 LOSED Sec. 8-											
2020276 BUILD SIGNAGE 19-Ju-02 19-Ju-02 <th19-ju-02< th=""> <th19-ju-02< th=""> <th19-< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th19-<></th19-ju-02<></th19-ju-02<>											
D0006 BUILD OH OH OH OH D14.0g:01_FINAL Int RNAL Int RNAL <t< td=""><td>100392</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>323401300</td></t<>	100392										323401300
D0006 BUILD OH OH OH OH D14.0g:01_FINAL Int RNAL Int RNAL <t< td=""><td>204276</td><td>BUILD</td><td>SIGNAGE</td><td>19-Jul-02</td><td>19-Jul-02</td><td>15-Jan-03</td><td>CLOSED</td><td>INSTALL CHANNEL LETTER SIGN"GRILLFISH"</td><td>1438</td><td>COLLINS AV</td><td>323401300</td></t<>	204276	BUILD	SIGNAGE	19-Jul-02	19-Jul-02	15-Jan-03	CLOSED	INSTALL CHANNEL LETTER SIGN"GRILLFISH"	1438	COLLINS AV	323401300
202202BUILDSIGNAGE30-Jan-07VOIDConnect to ext ele1438COLLINS AV32340130202002BUILDSIGNAGE30-Jan-07III <td>100036</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>COLLINS AV</td> <td>3234013003</td>	100036									COLLINS AV	3234013003
14000308 BVIO ENGINEER 10-Jan-14 10-Jan-14 18-Jul-14 CLOSED Sec. 8-5 Unsafe Structures ubject to the recertification report is not completed. Vor umst have the 40 Year Recertification report is not completed. You must have the 40 Year Recertification report is not completed. With Intity calendar days from the posting of this notice. 1438 COLLINS AV 32340130 14000308 BVIO ENGINEER 10-Jan-14 18-Jul-14 CLOSED Sec. 8-5 Unsafe Structures ubject to the recertification requirements in section 8-11(16) of this Code which the owner fails to timely resond to the Notice of Required Inspection of fails to make all required reports or molifications from the posting of this notice. 1438 COLLINS AV 32340130 02000513 BVIO BVIO 07-Aug-01 07-Aug-01 25-Apr-02 CLOSED An 214 ESPANOLA WY 1438 COLLINS AV 32340130 01000087 BVIO BVIO 06-Nov-00 06-Nov-00 27-Mar-01 CLOSED FAILURE TO MAINTAIN SAFE STRUCTURE PROVED IN COMPUTER SYSTEM FOR EXPANSION. 1438 COLLINS AV 32340130			SIGNAGE								
14000308 BVIO ENGINEER 10-Jan-14 1.0-Jan-14 1.0-Jan-14 <t< td=""><td></td><td></td><td></td><td>50 701 07</td><td></td><td></td><td></td><td></td><td>2100</td><td>COLLING I IV</td><td>20102000</td></t<>				50 701 07					2100	COLLING I IV	20102000
020000513 BVIO BVIO 07-Aug-01 07-Aug-01 25-Apr-02 CLOSED Avg 214 ESPANOLA WY Avg 217-Aug-01 COLLINS AV 32340130 01000087 BVIO BVIO 06-Nov-00 06-Nov-00 27-Mar-01 CLOSED Gal/27/2001-CLOSED, COMPLIANCE BERO UN & SUSTEM NOV & CIATION ISSUED. 1438 COLLINS AV 32340130								Process BR140007 not in compliance, therefore, as per the Florida Building Code and Miami-Dade County chapter 8-5 (6) the property is deemed unsafe if a 40 Year Recertification report is not completed. You must have the 40 Year Rec. processes completed within thirty			
22200513 BVIO BVIO 07-Aug 01 P7-Aug 01 P7-Aug 01 P7-Aug 01 P2-Apr-02 CLOSED Aproved VORK. JUNE OF REVEAUED AND SPECIFICATIONS FOR NEW AND SPECIFICATION	3V14000308	BVIO	ENGINEER	10-Jan-14	10-Jan-14	18-Jul-14	CLOSED	(6) Buildings or structures subject to the recertification requirements in Section 8-11(f) of this Code which the owner fails to timely respond to the Notice of Required Inspection or fails to make all required repairs or modifications found to be necessary resulting from the recertification inspection by the Gadiline specified in the Code or any written extension granted by the Building Official will be demolished	1438	COLLINS AV	323401300
POID Description Description Description Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov & citation issued. Failure to Maintain Safe Structure Nov	02000513	BVIO	BVIO	07-Aug-01	07-Aug-01	25-Apr-02	CLOSED	NO PERMIT POSTED OR SHOWN IN SYSTEM. NEW ELECTRICAL, MECHANICAL, PLUMBING WORK WITHOUT PLANS OR SPECIFICATIONS. SUBMIT PLANS AND SPECIFICATIONS FOR NEW AND PROPOSED WORK. DOUBLE FEE & 100.00 FINE. AKA 214 ESPANOLA WY 04/25/2002-CLOSED COMPLIANCE BCO 01113 APPROVED IN	1438	COLLINS AV	323401300
391629 SBUIL OTH 10-Jul-89 10-Jul-89 06-Jan-90 CLOSED EXTERIOR PAINT-CODE ENFRC CASE #33657 PM 1438 COLLINS AV 32340130	/01000087							FAILURE TO MAINTAIN SAFE STRUCTURE NOV & CITATION ISSUED. 03/27/2001-CLOSED, COMPLIANCE PERMIT APPROVED B0100036	1438	COLLINS AV	323401300



Micro Films Records & Original Plans

The original plans and microfilm records found in the city are not completely legible; however, there is enough evidence of the original architecture features on this building as shown on the elevation below. Some of these include storefront windows, glass block and horizontal stucco relives in the front facades.





Historic Photographs & Description of The History & Evolution of the Original Building



The original building was designed to house commercial tenant spaces such as food markets, restaurants and pharmacies. These were the type of occupancies until the 1990's. In 1993, the Grill Fish Restaurant occupied 1438 Collins Ave for next 25 years. The restaurant opened their doors back in 1993 and operated until 2018. The zoning of the building has been predominately commercial due to the location.





